



AZ 102854



Durgapur BAR Association
SI No. 226
Date

Before the Notary
Govt. of India
Durgapur
Paschim Bardhaman, (W.B.)

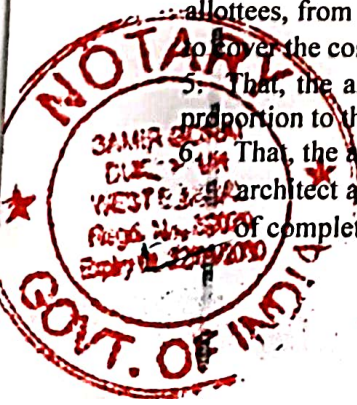
FORM-'B'
[Seerule3(4)]

AffidavitcumDeclaration

Affidavit-cum-Declaration of Mr. Ajit Garai Representative for the promoter, KAPIST HOUSING Promoter of the proposed project vide authorization dated 02 January 2026.

I, Ajit Garai s/o Late Manik Garai age 36 years R/o Dhunara Plot, Pragati Sangha Football Maidan, Durgapur-13 being representative for the promoter, Kapist Housing of the proposed project do hereby solemnly declare, undertake and state asunder:

1. That, Sri Anand Kumar Pandey have/has a legal title to the land on which the development of the proposed project is to be carried out.
AND
A legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/Promoter is 18th September 2029.
4. That, seventy per cent of the amounts realized by me/Promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.



SAMIR GORAI
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Durgapur, Paschim Bardhaman (W.B.)
Ad. No. 53070 Govt of India

24 FEB 2026

7. That, I/promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That, I/ promoter shall take all the pending approvals on time from the competent authorities.
9. That, I/promoter have/has furnished such other documents as have been prescribed by the rules And regulations made under the Act.
10. That, I/promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case maybe, on any grounds.

Asit gorai
Deponent

Verification

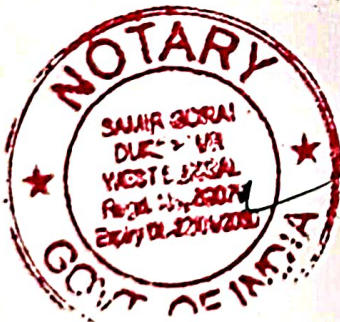
I, the deponent above, do hereby verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this.....day of.....

Asit gorai
Deponent

Identified by me


ADVOCATE




SAMIR GORAI
'urgapur, Paschim Bardhaman (W.B.)
Regd. No.-53070. Govt. of India

24 FEB 2026